\* BEFORE THE

\* DEPUTY ZONING COMMISSIONER \* OF BALTIMORE COUNTY

13th Election District lst Councilmanic District \* Case No. 91-493-SPH

Jacob B. Miller, et ux Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

\* \* \* \* \* \* \* \* \* \*

The Petitioners herein request a special hearing to approve an existing retail auction sales and two-apartment dwelling as nonconforming uses, or, in the alternative, if said retail auction sales are determined not to be nonconforming, then to permit such retail auction sales to be located in the B.L. zone, all as more particularly described in Petitioner's Exhibit l.

The Petitioners, Jacob and Rosemary Miller, appeared and testified. Also appearing and testifying on behalf of the Petitioners was Theresa McLoury, a local historian for the Lansdowne area. Numerous other individuals appeared in support of the Petition, all of whom were very reputable and notable members of the Lansdowne community. There were no Protestants.

Testimony indicated that the subject property, known as 2711 Hammonds Ferry Road, consists of 0.2676 acres zoned B.L. and is improved with a 2.5 story building which was constructed in the late 1800s. Jacob Miller testified the first floor of the subject building contained the Pirst general store for the Lansdowne community and that the second floor was used as an apartment. Testimony indicated that in 1942, a second apartment was added to the second floor of the subject building and that the two apartments have been used continuously and without interruption

since that time. Mr. Miller testified that the first floor of the building has always been used for general retail sales since the late 1800s. Testimony indicated that a sewing shop and general store existed on the property from approximately 1925 to 1940 and that a variety of retail uses have continued to operate on the first floor of the subject building ever since. Testimony further indicated that for the past 14 years, the first floor has been used for auction sales, including antique and estate auction items. More specifically, Mr. Miller stated that when an individual's family member dies, the decedent's personal belongings are taken to his store and offered for sale. This type of use is nothing more than a multiplicity of sales uses listed in the B.L. zone.

As with all non-conforming use cases, the first task is to determine what lawful non-conforming use existed on the subject property prior to January 2, 1945, the effective date of the adoption of the Zoning Regulations and the controlling date for the beginning of zoning.

The second principle to be applied, as specified in Section 104.1, is whether or not there has been a change in the use of the subject property. A determination must be made as to whether or not the change is a different use, and therefore, breaks the continued nature of the non-conforming use. If the change in use is found to be different than the original use, the current use of the property shall not be considered non-conforming. See McKemy v. Baltimore County, Md., 39 Md. App. 257, 385 A2d. 96 (1978).

BO

When the claimed non-conforming use has changed, or expanded, then the Zoning Commissioner must determine whether or not the current use represents a permissible intensification of the original use or an actual change from the prior legal use. In order to decide whether or not the

- 2-

current activity is within the scope of the non-conforming use, the Zoning Commissioner should consider the following factors:

> "(a) To what extent does the current use of these lots reflect the nature and purpose of the original non-conforming use;

(b) Is the current use merely a different manner of utilizing the original non-conforming use or does it constitute a use different in character, nature, and kind;

(c) Does the current use have a substantially different effect upon the neighborhood;

(d) Is the current use a "drastic enlargement or extension" of the original non-conforming use."

McKemy v. Baltimore County, Md., Supra.

After due consideration of the testimony and evidence presented, it is clear that the subject property has been used continuously and without interruption for general retail sales and as a two-apartment dwelling since at least 1942, and as such, enjoys a legal nonconforming use.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 37 day of August, 1991 that the Petition for Special Hearing to approve the existing retail auction sales and two-apartment dwelling as nonconforming uses, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

- 3-

TMK:bjs

Deputy Zoning Commissioner for Baltimore County

CHEPHIC LARSON - ANTO W FOUNDE

DESCRIPTION FOR A VARIANCE TO ZONING, 2711

F HERT E SPELLMAN PLE

138.7 feet to the place of beginning.

6/5/91

LAND STATE

Special Hearing: to approve an existing retail auction sales and a two apartment dwelling as non-conforming uses or in the alternative, if the retail auction sales be determined not to be legally non-conforming, then to permit said use to be located as shown on the submitted site plan.

887-3353

111 West Chesapeake Avenue Towson, MD 21204

August 27, 1991

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Mr. & Mrs. Jacob Miller 135 Hazel Avenue Baltimore, Maryland 21227

RE: PETITION FOR SPECIAL HEARING E/S Hammonds Ferry Road, 50' N of Second Avenue (2711 Hammonds Ferry Road) 13th Election District - 1st Councilmanic District Jacob B. Miller, et ux - Petitioners Case No. 91-493-SPH

Dear Mr. & Mrs. Miller:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

> Very truly yours, TIMOTHY M. KOTROCO Deputy Zoning Commissioner

TMK:bjs

File

for Baltimore County

cc: People's Counsel

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

	Tower, Maryland	71-473-5
District 376		of Posting Make 26-91
Posted for:	(1/2010 1 17 89 20 10	<i>(</i>
Petitioner:	-d- 1300 cm 11/11/12	it we
Location of property:	Fillianne de Lange	1300 50210N
make the second	a so 1270 Hammond	a Flore Wood
Location of Signs	Infant & 274 Tomain	de Charles Park
		(
Remarks:	***************************************	
Posted by	Date of re	turn: 8 22 2
Sumber of Signer	Signature.	MI II

CERTIFICATE OF PUBLICATION

weeks, the first publication appearing on  $\frac{1125}{1125}$ 

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of \_\_\_\_successive

THE JEFFERSONIAN.

Petition for Special Hearing to the Zoning Commissioner of Baltimore County The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve to see the second secon Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): Contract Furchaser/Lessee: Kezemary Ellen Miller 27 Hammards My 51 Attorney for Petitioner: (Type or Print Name) Balto Md 21227 Name, address and phone number of legal owner, contract purchaser or representative to be contacted Attorney's Telephone No.: \_\_\_\_\_ estimated length of hearing -1/2hr. +mm. 2 hrs ORDER RECEIVED FOR FILING AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS

SALES AND A 2 APACTMENT CLUElling AS the retail AUCTION SAles be determined NO Legally noncorporping then to permit said use to be Located in the B.L. zone As Shown on the submitted site plan.

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SPELLMAN, LARSON SUITE 109 DEFFERSON BUILDING

105 W CHESAPEAKE AVENUE TUWSON MARYLAND 21204 TEL 823 3535 FAX 825 5215

HAMMONDS FERRY ROAD, 13TH DISTRICT, BALTIMORE COUNTY, MD Beginning for the same at a point on the southeast side

of Hammonds Ferry Road, 50 feet wide, at the distance of 51.30 feet measured northeasterly along the southeast side of Hammonds Ferry Road from the north side of Second Avenue, 50 feet wide, and running thence and binding on the southeast side of Hammonds Ferry Road North 13 Degrees 31 Minutes East 51.20 feet thence leaving the southeast side of Hammonds Ferry Road and running South 89 Degrees 10 Minutes East 177.5 feet and South 0 Degrees 50 Minutes West 100 feet to the north side of Second Avenue herein referred to and running thence and binding on the north side of Second Avenue North 89 Degrees 10 Minutes West 50.00 feet thence leaving the north side of Second Avenue and running North 0 Degrees 50 Minutes East 50.00 feet and North 89 Degrees 10 Minutes West

Containing 0.2676 acres of land, more or less.

THE SIDENTIAL & INMARAN A CHIEF DEMENTINE OF A LAND OF WILE ROLL AND FLANTING . TUBBLES OF AN AREAS & FRANCE OF UPON BUSINESS AND THE STREET OF BUSINESS AND THE STREET OF THE STRE Zoning Commissioner of Baltimore County

ARB/J:7:240 July 25

**CERTIFICATE OF PUBLICATION** 

THIS IS TO CERTIFY, that the annexed advertisement was publish-

ed in the ARBUTUS TIMES, a weekly newspaper published in Baltimore County, Md., once in each of \_\_\_\_ successive weeks, the first publication 1/15

**ARBUTUS TIMES** 

020 -ZONING VARIANCE (OTHER) LAST NAME OF OWNER: MILLER

· 5/11/91

Baltimore County

Zoning Commisioner
County Office Building
111 West Chesapeake Avenue
Towers, Maryland 21204

\*PUBLIC HEARING FEES

Baltimore County

Zoning Commission

County Office Building

Zoning Commisioner
County Office Building

111 West Chesapeake Avenue Towson, Maryland 21204

04AD4#01O5NICHRC Checks Payable Te: Baltimore SpinQD11:47AMD6-11-91

Account: R-001-6150 Number

H9100482

FRICE.

1 X \$175.00

TOTAL: \$175.00

Account. R-001-6150

Cashier Validation

Your petition has been received and accepted for filing this

receipt

5.5各进车单以5.5万字数 4.6.4BRC。 **\$**37.**7**3 Please Make Checks Payable To: Baltimore County

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

26th day of June, 1991.

111 West Chesapeake Avenue Towson, MD 2120+

887-3353

887-3353

Mr. & Mrs. Jacob B. Miller 135 Hazel Avenue Baltimore, MD 21227

> RE: Item No. 482, Case No. 91-493-SPH Petitioner: Jacob B. Miller, et ux Petition for Special Hearing

Dear Mr. & Mrs. Miller:

111 West Chesapeake Avenue

Towson, MD 21204

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Baltimore County Government

Office of Zoning Administration

and Development Management

Office of Planning & Zoning

July 24, 1991

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

JAMES E. DYER

Chairman Zoning Plans Advisory Committee

Enclosures

Petitioner: Jacob B. Miller, et ux Petitioner's Attorney:

BUREAU OF TRAFFIC ENGINEERING DEPARTMENT OF PUBLIC WORKS RALTIMORE COUNTY, MARYLAND

Baltimore County Government

Office of Zoning Administration

and Development Management

Office of Planning & Zoning

Please be advised that \$\_\_\_\_\_ is due for advertising and posting of the above captioned

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s)

to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland

SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

887-3353

111 West Chesapeake Avenue

Jacob and Rosemary Miller

Baltimore, Maryland 21227

Case Number: 91-493-SPH

2711 Hammonds Ferry Road

Dear Petitioner(s):

ZONING COMMISSIONER BALTIMORE COUNTY, MARYLAND

E/S Hammonds Ferry Road, 50 (+/-) N of Second Avenue

fifteen (15) minutes before your hearing is scheduled to begin.

13th Election District - 1st Councilmanic

Petitioner(s): Jacob Bernard Miller, et ux

HEARING: THURSDAY, AUGUST 22, 1991 at 9:00 a.m.

135 Hazel Avenue

Towson, MD 2120a

DATE: July 23, 1991

Mr. J. Robert Haines Zoning Commissioner

Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: June 25, 1991

This office has no comments for item number 482.

Traffic Engineer II

RJF/lvd

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 21204

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public bearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-493-SPH E/S Hammonds Ferry Road, 50 (+/-) N of Second Avenue 2711 Hammonds Ferry Road 13th Election District - 1st Councilmanic Petitioner(s): Jacob Bernard Miller, et ux HEARING: THURSDAY, AUGUST 22, 1991 at 9:00 a.m.

Special Hearing to approve an existing retail acution sales and a two apartment dwelling as non-conforming uses or in the alternative, if the retail auction sales be determined not to be legally non-conforming, then to permit said use to be located as shwon on the submitted site plan.

Zoning Commissioner of Baltimore County

> Baltimore County Government Fire Department

700 East Joppa Road Suite 901 Towson, MD 21204-5500

(301) 887-4500

JUNE 21, 1991

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

RE: Property Owner: JACOB BERNARD MILLER Location: #2711 HAMMONDS FERRY ROAD

Item No.: 482 Zoning Agenda: JUNE 25, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: July 9, 1991

Zoning Advisory Committee Meeting for June 25, 1991

FROM: Robert W. Bowling, P.E.

Administration.

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 463, 464, 465, 471, 478, 480, 484, 485, 487, 488, 489.

For Items 476 and 490, the previous County Review Group Meeting Comments still apply.

For Items 481, 482 and 486, County Review Group Meetings may be required.

For Item 481, Cockeysville Road is an existing road, and no further improvements are required at this time.

In addition, entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.

Also, prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services (887-3321).

For Item 482, Hammonds Ferry Road and Second Avenue are existing roads, and no further improvements are requested at this time. However, prior to removal of any existing curb for

entrances, the Developer shall obtain a permit from the

Bureau of Public Services (887-3321). For Item 486, Pulaski Highway (U.S. Route 40) is a State Road and any improvements, including entrances, are subject to requirements and approval of the State Highway

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Director Zoning Administration and DATE: August 6, 1991

Pat Keller, Deputy Director Office of Planning and Zoning

Development Management

SUBJECT: Miller Properties, Item No. 482

In reference to the petitioner's request, staff offers the

following comments: 1. The channelized entrance and curb - which do not presently

exist - would be required to be completed with possible 2. Indicate use of all adjacent lots on an amended plan;

Indicate proposed paving type; and 4. Submit a landscape plan to the Baltimore County landscape planner for approval by the deputy director of the Office of Planning and Zoning. Subsequent to final approval, a copy of the plan shall be forwarded to the Zoning Office and be

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

maintained in the official file.

PK/JL/cmm

1 - 1, 7 -

ITEM482/ZAC1

Lansdowne Elementary School

2301 Alma Road, Baltimore, MD 21227

1-47 - August 9,1991

Dear Mr. Jablon.

I am writing to you on behalf of Mr. Jake Miller, owner of Miller's Auction , located at 2711 Hammonds Ferry Road . Mr. Miller is Lansdowne. No matter what members of the Lansdowne community may have needed , Jake has always been willing to offer his time, hard work, and financial assistance. He has used his auction as a vehicle for raising funds for families in need. Approximately, three years ago a boy in the community died of Leukemia and his family was unable to pay for his funeral. Jake immediately came to the aid of this family and held an auction to raise the necessary funds. Mr. Miller's auction has served as a meeting place for people in the community. Jake has made many friends and has called upon these people to serve as additional resources to the community. Several years ago we were given the cornerstone of the old Lansdowne Education Center. We approached Jake and asked him to construct a display case which would incorporate the cornerstone. He immediately called upon the resources he had discovered through his auction and the construction was completed. Jake had organized the project and through his efforts the history of Lansdowne's schools is now preserved in the display case.

Jake Miller is a valuable member of the Lansdowne Community. Without Jake, his family and Miller's Auction, Lansdowne will not be the same. If Miller's Auction is closed, an integral part of Lansdowne dies.

L. W. Leberger THE WAR

776.92

119 Elizabeth Avenue Baltimore, Maryland 21227 August 19, 1991

Mr. Arnold Jablon, Zoning Commissioner for Baltimore County 111 W. Chesapeake Avenue Room 109 Towson, Maryland 21204

Dear Mr. Jablon:

I am a life long resident of Lansdowne in Southwest Baltimore County and former principal of the Lansdowne Elementary School. I still reside in the home in which I was born and have been active in the community all of my like.

I recently learned that Mr. and Mrs. Jake Miller were scheduled for a Zoning Hearing in reference to Millers' Auction on Hammonds Ferry Road and the apartments above the establishment.

The building which houses the auction has always been a place of business dating back to a time prior to the 1920's. (I visited Hoover's Hardware store as a young child.) The portion of the building above the auction has been a residential one with either the owner or apartments occupying the premises for as long as I can remember.

While I have no idea as to why the question of business use of this property or the apartments was raised at this time. I feel that the loss of Mr. and Mrs. Miller's auction would be detrimental to the area. Mr. Miller has supported the schools through substantial contributions of both time and money, helped families in need, cooperated with the community initiatives and served as a leader in several community organizations.

I hope that your office will support the current status of the auction and the apartments so that Lansdowne will not lose a staunch community leader and a friend of education.

Sincerely,

Elna May the ich Edna May Merson



ZONING OFFICE

Lan Sowne Improment Association (chartered 1908)

WORKING TOGETHER

112 HAZEL AVE.

COMMUNITY PRIDE

LANSDOWNE, MD. 21227

August 7, 1991

Office of Planning and Zoning County Office Building Towson, Maryland 21204

Re: Miller's Auction

I am writing to advise the Commission that Jacob and Rose Miller and Miller's Auction have always been highly respected citizens in our Community, as well as the surrounding Communities. A list of the activities they have participated in would require a number of pages, but to touch on a few would include the Scouts, all of the schools, churches, as well as help to individuals and groups, and they are always willing to help in any way they can. There have been fundraisers held at the Auction for the benefit of individuals that sorely needed help, as well as auctions to aid the school projects, scouts, little league, church functions, etc.

The Millers are very active in various clubs and Community Organizations, we well as the Improvement Association. In fact, I feel it safe to say that there is not an organization in our Community that has not benefited from the Millers and the Auction in one way or the other through their contributions of time, money or knowledge.

As President of the Lansdowne Improvement Association, of which the Millers have always been very active, as well as serving as Officers, I speak for our Members when I offer our thanks and support for all of the contributions they have made to the Community of Lansdowne and the surrounding area over the years. Miller's Auction has the total support of our Association, and we would strongly urge they be allowed to continue in business.

Should you need any additional information, please do not hesitate to contact me at the above address, or by phone (242-7 848) at home, or at my office (333-4400).

Very truly yours,

alveta L. Dackin

Alverta L. Dockins President

LANSDOWNE ELEMENTARY SCHOOL PTA 2301 ALMA ROAD BALLIMORE, MARYLAND 21227

August 12, 1991

Re: Zoning Hearing - Jake Miller, Hammonds Ferry Road, Lansdowne August 22, 1991

Dear Mr. Jablon:

Mr. Arnold Jablon

401 Bosley Ave.

Towson, Md. 21204

Zoning Commissioner

County Office Building

The Lansdowne Elementary School PTA would like to express to the Commission its support of Mr. Miller in the Lansdowne community.

do would like you to annw that Mr. Blief cas here very supportive of our school's pepes as well as the seems at the community. He has done many outstanding things o hosp make cansdowness bester prace. Mr. Misser donated the consentance of the old can downer lementary of our school. He also had some local triends built a brick showrase in our inhiby o disp ay the stone. along with items from its "Time Lapsite".

Two veris age, Mr. Mi see head i bers it auction to laber homey for a smeal tamily when their young an died after a long strugger with Leukemia. The camely has dop eted is, times and could not afterd to pay to enal cost. Mr. Miller organized the abition, advertised it, are denated at second to the tamicy. The turbular cover were covered.

The Miller Ourst crops case the aid train station that wester for all great of the beginning of the community now known as canadowne. The station is folion with memorable, a and is open as a moveum. This containation turbles displays his exercid to the pass and secret of car community.

Not anis dock Mr. Milier awn a business in our community, be lise: reslacs in our area. So has given back to this community whatever and whenever he could. We certainly would not like to lose Mr. Miller and his business in the Lansdowne Community.

> thank you for allowing as to share our feelings for Mr. Miller with you. Sincerely.



Makricia Baynes, -Corresponding Secretary

PETITIONER(S) SIGN-IN SHEET PLEASE PRINT CLEARLY DR Edna MAY MERSON 119 Elizabeth Ave Bato, 21227 DosoThy J. Wineke 33 F. RST Ave BAIro 21217 ROBERT Touson 22/8 suprice Spring 120 - 21727 Howard H. Olsse 715 MAIden Choice LN Apt HV.501 ZIZZS CharleSF. TORSECK 2411 SARATOSA AUE 21227 SAMUCK D DAVID 2410 ZION RD 21227 3911 NOLLINS FERRY ROAD 21227 FRANCIS E SLIWKA IR 25/7 HAM YOU: 1:11 2/20 TOPPEST IN NOON Mrs Joan for sile 27 HAZEL HUE

ALD

Refunis Jake Willer 2711 Hannord Fy Rd. Jandan Wed. Reference the property at 2711/tamorto Fyl. Road Landowe, aund and specialed by one Jake Miller, (austrineer). To my knowledge Where property has been operated Commercial free never for Leventy years, with apartments on second Floor. Beadwird; lam & Oyeans old, lorn and raised in Lundwice, and lan retired as a West Lieut. of 30 year surrein The Batto . Co Police Dept. Citizer of Landone of the know here from Kid upatte har boosted Toundone in many ways by norting with the Schade,

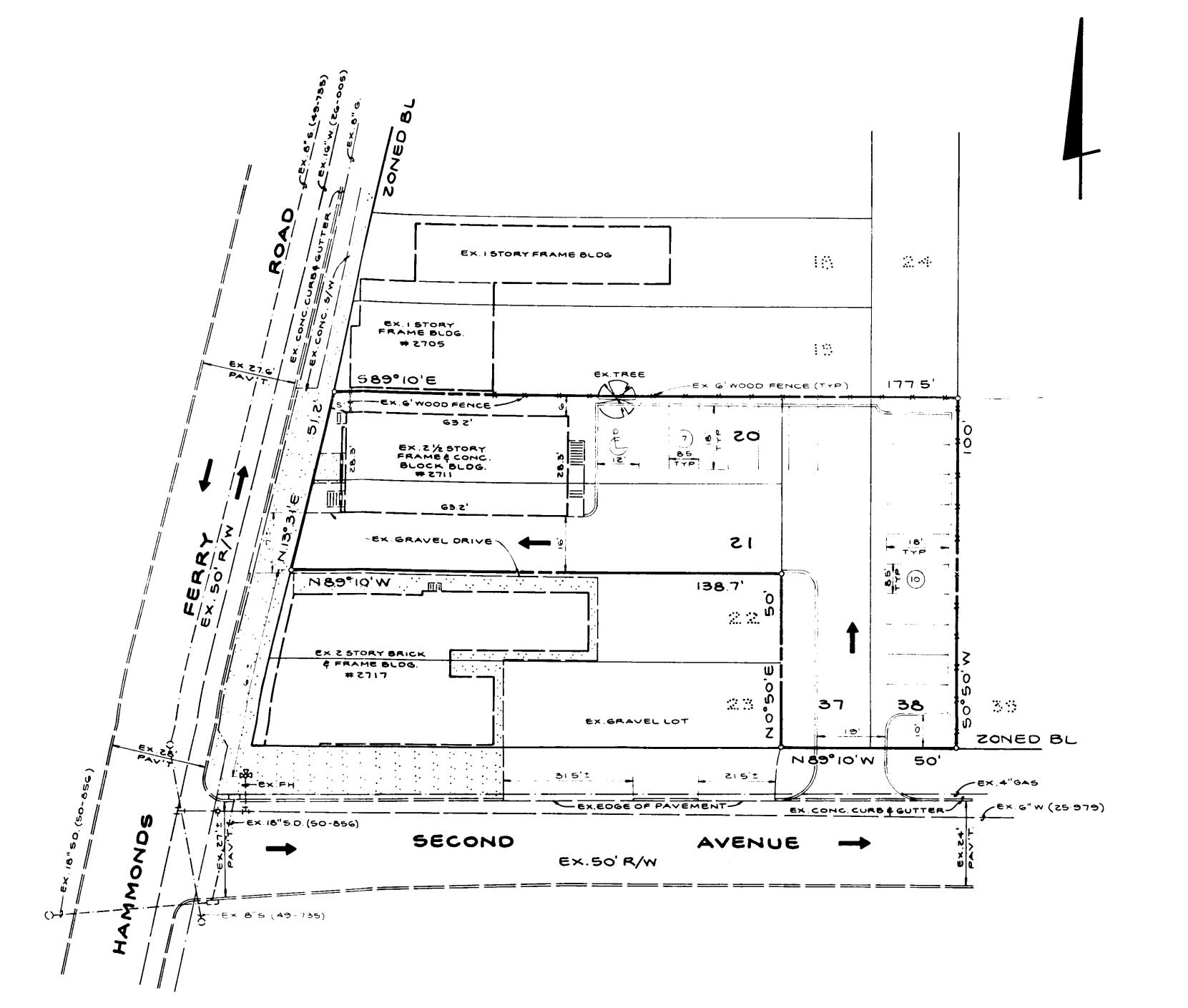
To: Battum Cant Zoing Hapt.

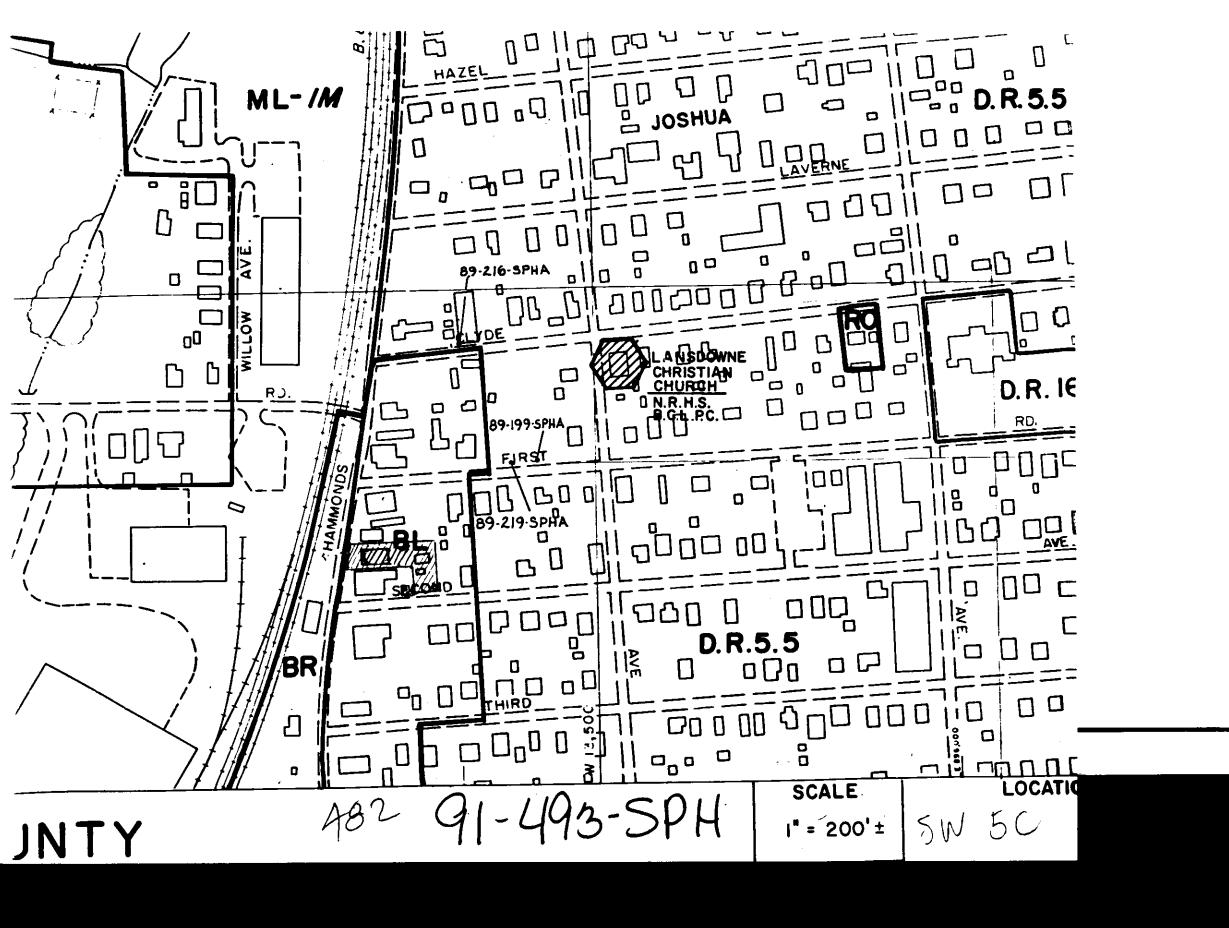
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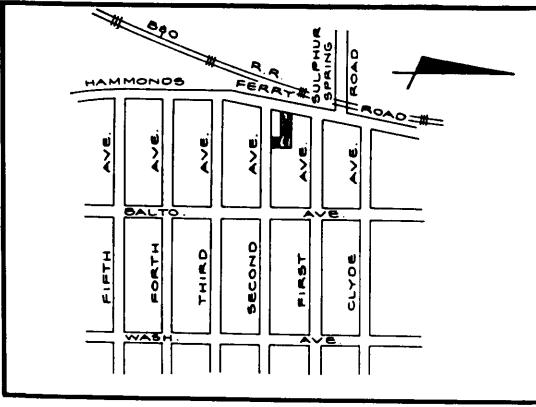
benefit The Comments. Batt. md. 21227

2817 Hammersts 74 Rd.

Thank you for your time and interest.







VICINITY MAP 5CALE : 1" + 500"

SITE DATA

BALTO, CO. COUNCIL DISTRICT 1 CENSUS TRACT : 4302 WATERSHED: 29 SUBSEWERSHED: 73 SITE ACREAGE : 11655 5.F / 0.2676 Ac. ± EXISTING USE . RETAIL AUCTION CENTER PROPOSED USE : RETAIL AUCTION CENTER BUILDING AREA: 1789 5 F

FLOOR AREA RATIO CALC : 1789 - 11655 - 0 153 = 15%

PARKING : AUCTION CENTER - REQUIRED 5 PER 1000 SF / 1789 SF = 8 SPACES TWO APART MENTS-REQUIRED 2 PER APT = 4 SPACES
TOTAL REQUIRED = 12 SPACES TOTAL PROVIDED = 16 SPACES \$ 1 H/C SPACE

OWNERS: JACOB B & ROSEMARY MILLER 1319580260 5966/282 TAX MAP 109, GRID 2 PARCEL 356

LANSDOWNE PLAT BOOK JWS 1/49

BLOCK Z , LOTS 20, 21, 37 \$ 38

ADJACENT OWNERS:

LOT 18,19 \$24 PAUL R. REINKE, JR 1318100620 7706/527 LOT 22 \$ 23 CATHERINE E HARTING 1308001079 5197 / 574 ANITA L. KRUGER

JOHN F. & GLORIA RIES JR 1303472280 5599/349

NO DATE



## SPELLMAN, LARSON

REVISIONS DESCRIPTION

ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 107, JEFFERSON BLDG., TOWSON, MD., 21204
PHONE: 823-3535

PREPARED FOR

MILLERS AUCTION 2711 HAMMONOS FERRY ROAD LANSDOWNE, MD ZIZZT 301.242.4197

PLAN TO ACCOMPANY SPECIAL HEARING FOR NONCONFORMING USE

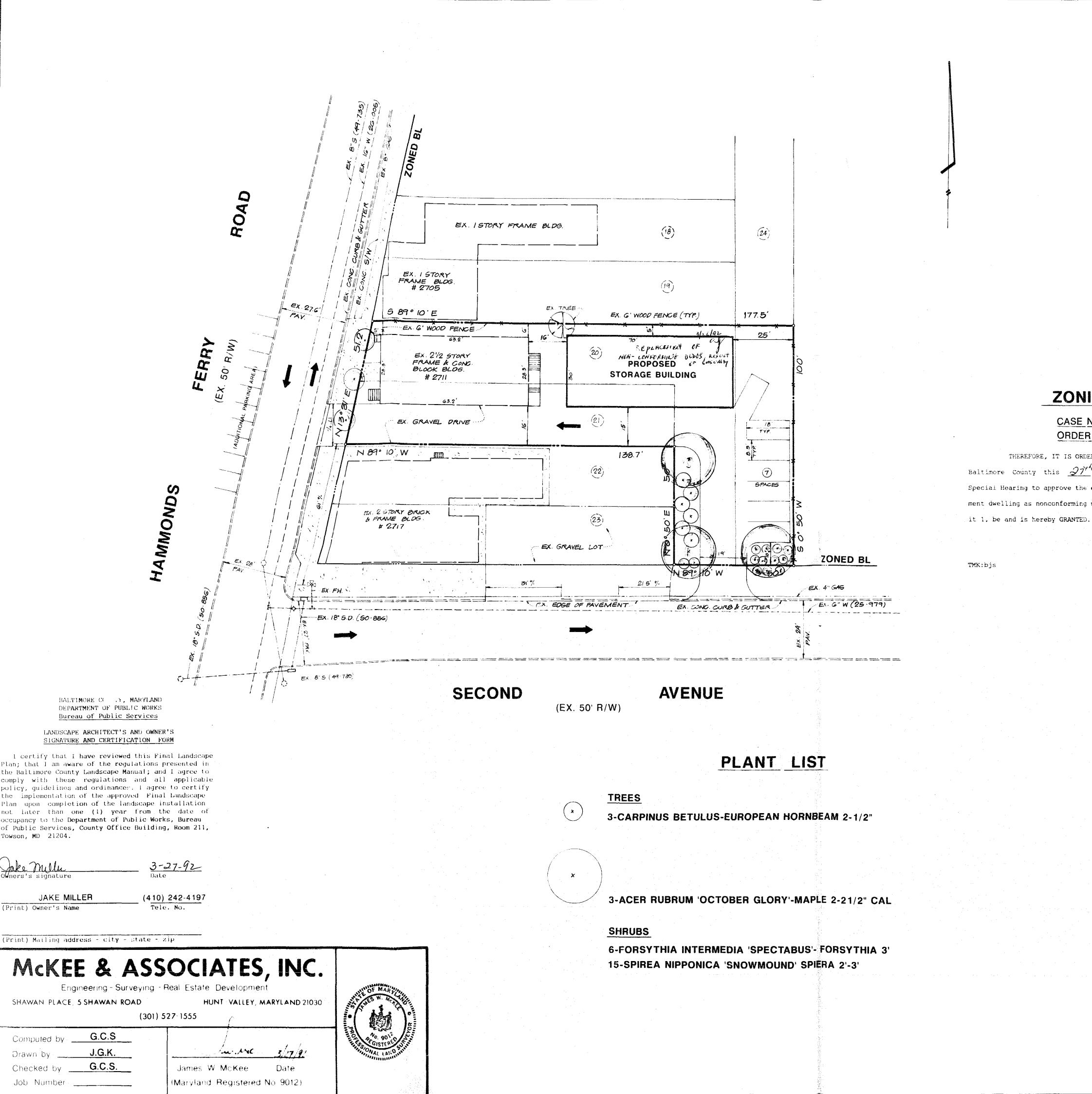
2711 HAMMONDS FERRY ROAD

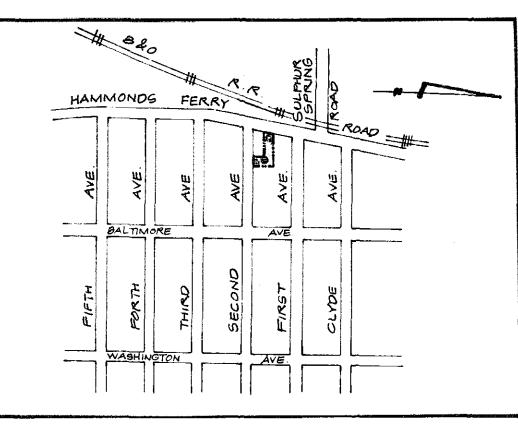
13TH ELECTION DISTRICT BALTO. CO., MD

SCALE: 1"= 20' DES. BY: N/A
DATE: MAY 28,1991 DRN. BY: W.D.G.

90059

JNTY





VICINITY MAI

## ZONING INFO.

CASE No. 91-493-SPH ORDER

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this  $27^{1/3}$  day of August, 1991 that the Petition for Special Hearing to approve the existing retail auction sales and two-apartment dwelling as nonconforming uses, in accordance with Petitioner's Exhib-

TIMOTHY M. /KOTROCO
Deputy Zoning Commissioner
for Baltimore County

SITE DATA

BALTIMORE SCUNTY EDUNCAL DISTRICT: 1

CENSUS TRACT: 4302

WATERSHED: 29

SUBSEMERANED: 73

SIME ACREAGE: Misse S. F./2.2678 Ac. ±

EXISTING GEE: Retail Auction Center

PRINCESE USE: Retail Auction Center

Fencel 355

BollC1NG AREA RATIO CALCII (1788/11886 - 0,188 - 184

PAR-1NG:

Austian center required 5 per 1880 5.F./1788 S.F. - 8 spaces
Two apartments requir o 7 per apt. - 4 spaces
Total Required - 12 susces
Total Scoured - 7 spaces and 1 M/C space\* ADDITIONAL PARKING ACROSS
HAMMONDS FERRY ROAD
[W1.7] Talod S. & Roserany Miller (13/5880088 5508/28)
Ter Mep 189, Grid D

Lenedowne Flat Book JWS 1745
Block Z, Lote 28, 21, 37, 8 36
Liber 191, folio 343 - e-tra parking

ADJACENT OWNERS:

Lote 18, 19 8 24 - Faul R. Reinke, Jr. 1316100622 77867527
Lote 12 8 23 - Cainerine E. herings 1305001279 Liby/574 and Anita L. Kruger
Lot 35 - John F. & Gloria Fies, Jr. 1303472260 55997349

B-123411 C-493-92 Q1-4935PH

SITE/LANDSCAPING PLAN FOR PROPOSED STORAGE BUILDING AT

## 2711 HAMMONDS FERRY ROAD

13TH ELECTION DISTRICT SCALE: 1"= 20"

BALTIMORE COUNTY, MD. MARCH 24, 1992

OWNER

MILLER'S AUCTION

2711 HAMMONDS FERRY ROAD
LANSDOWNE, MD. 21227

(410) 242-4197